

**M.N.S**  
REAL ESTATE  
NYC

# BRONX RENTAL MARKET REPORT

FEBRUARY 2026



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# AVERAGE RENT

THE AVERAGE RENT IN BRONX HAS INCREASED THIS MONTH.

**BRONX**

**↑1.04%**  
CHANGE

**\$2,537**  
JANUARY 2026

**\$2,563**  
FEBRUARY 2026

# A QUICK LOOK

## BRONX

Over the past month, the average rental price in the neighborhoods analyzed by this report increased by 1.04%, from \$2,537 to \$2,563. Studio rental pricing decreased by 1.59%, from \$2,123 to \$2,089. The average rental price for a one-bedroom unit increased by 0.44%, from \$2,519 to \$2,530. The average rental price for a two-bedroom unit increased by 3.42%, from \$2,969 to \$3,071.

The most expensive studio, one and two-bedroom units were all seen in Mott Haven. Conversely, the most affordable studio, one and two-bedroom units were all in Morris-University Heights.

Compared to this time last year, studio pricing is down by 3.87%, one-bedrooms are up by 4.95% and two-bedrooms are up by 8.01%. Overall, the year-over-year average rental price tracked by this report has increased by 3.66%.

### **Most Expensive:**

Studio: Mott Haven - \$2,648

1 BD: Mott Haven - \$2,948

2 BD: Mott Haven - \$3,570

### **Least Expensive:**

Studio: Morris-University Heights - \$1,775

1 BD: Morris-University Heights - \$2,100

2 BD: Morris-University Heights - \$2,530

# WHERE PRICES DECREASED



**MOTT HAVEN**

Studios -3.17%  
Two-Bedroom -0.75%

**CONCOURSE/HIGHBRIDGE**

Studios -4.81%  
One-Bedroom -5.52%

**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

One-Bedroom -0.78%

**RIVERDALE**

Studios -1.59%

# WHERE PRICES INCREASED



**MOTT HAVEN**

One-Bedroom 0.52%

**CONCOURSE/HIGHBRIDGE**

Two-Bedroom 6.63%

**MORRIS HEIGHTS/UNIVERSITY HEIGHTS**

Studios 5.19%

Two-Bedroom 3.97%

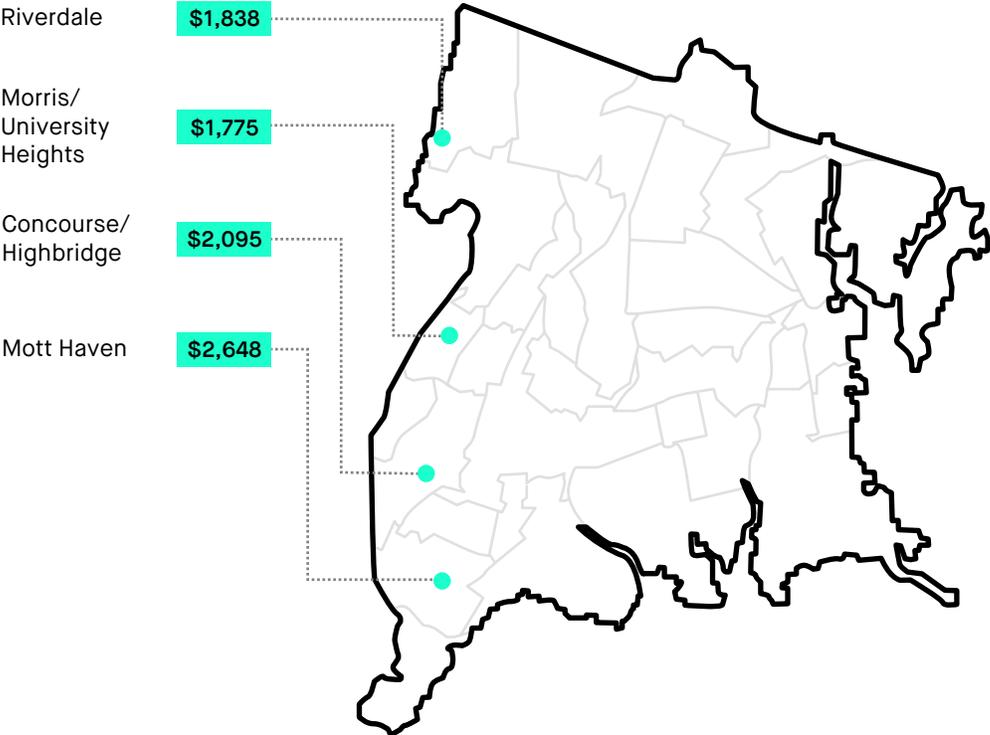
**RIVERDALE**

One-Bedroom 6.34%

Two-Bedroom 5.09%

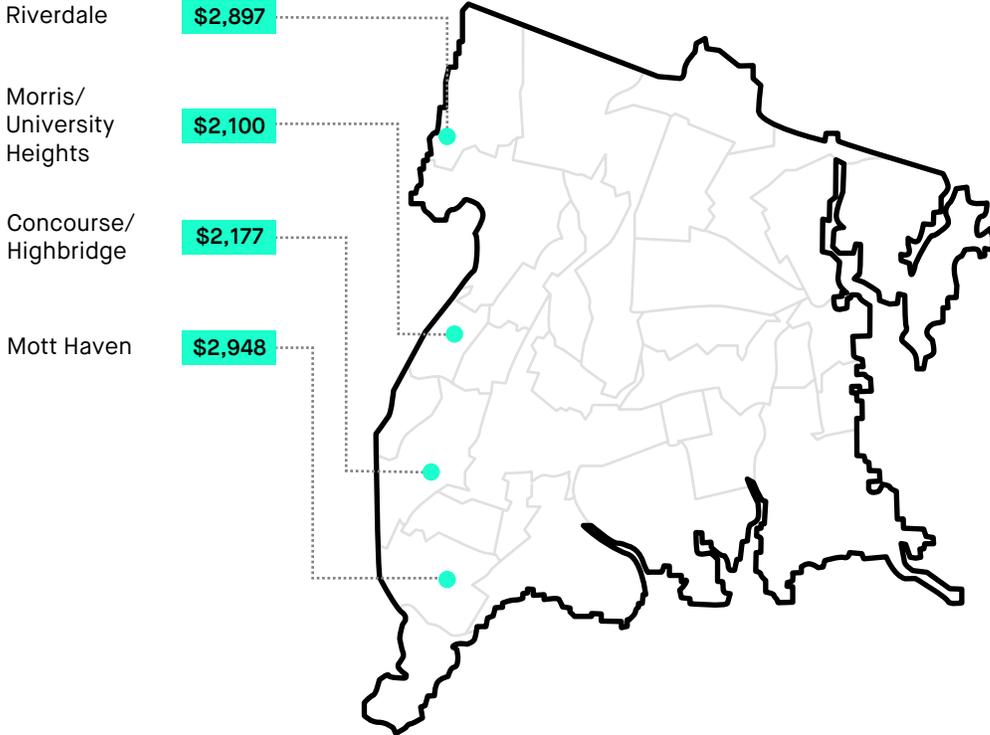
# BRONX AVERAGE PRICE

# STUDIOS



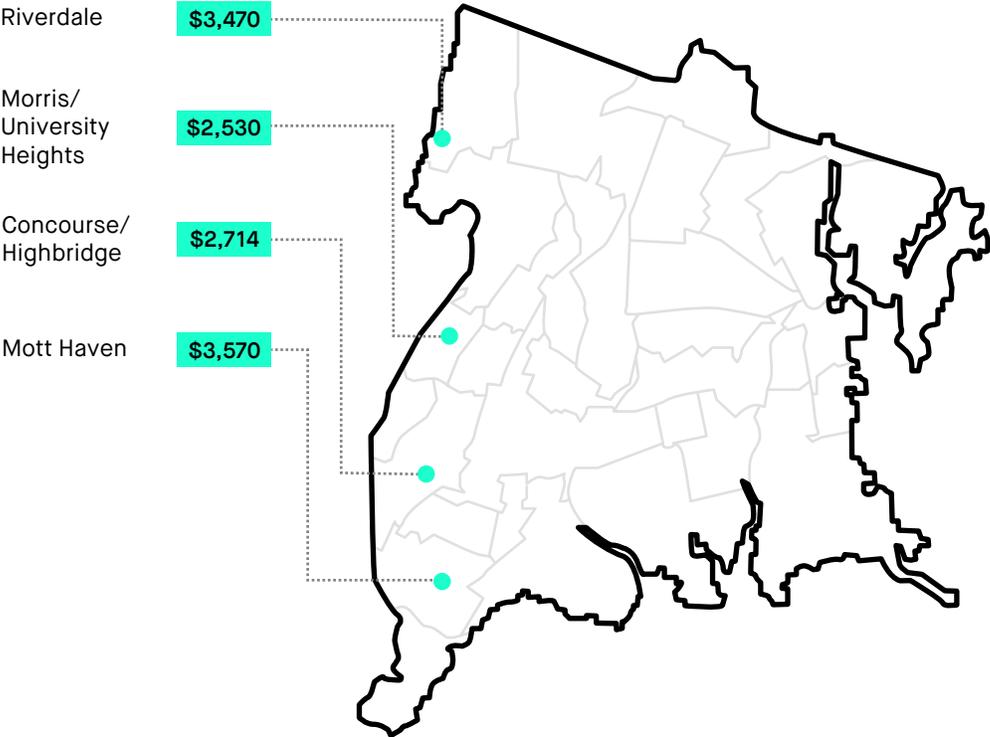
# BRONX AVERAGE PRICE

## 1 BEDROOM



# BRONX AVERAGE PRICE

## 2 BEDROOM



# A QUICK LOOK

CHANGE BY NEIGHBORHOOD

## YEAR OVER YEAR

CONCOURSE/HIGHBRIDGE ↑ 5.44%

MOTT HAVEN ↑ 1.90%

MORRIS-UNIVERSITY HEIGHTS ↓ 0.10%

RIVERDALE ↑ 7.36%

# PRICE CHANGES

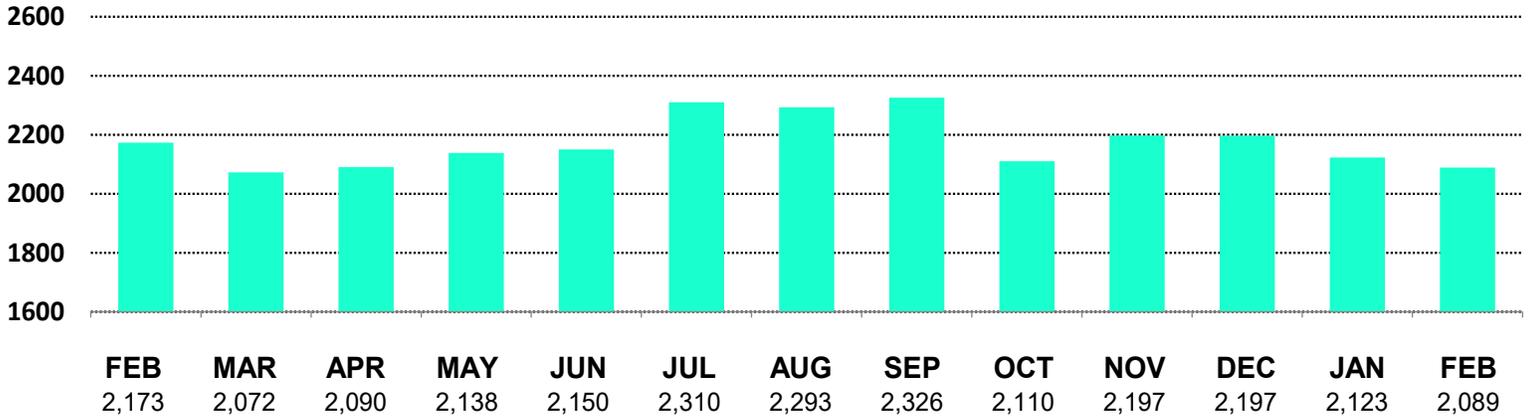
BRONX RENTS:  
FEBRUARY 2025 VS. FEBRUARY 2026

# PRICE CHANGES

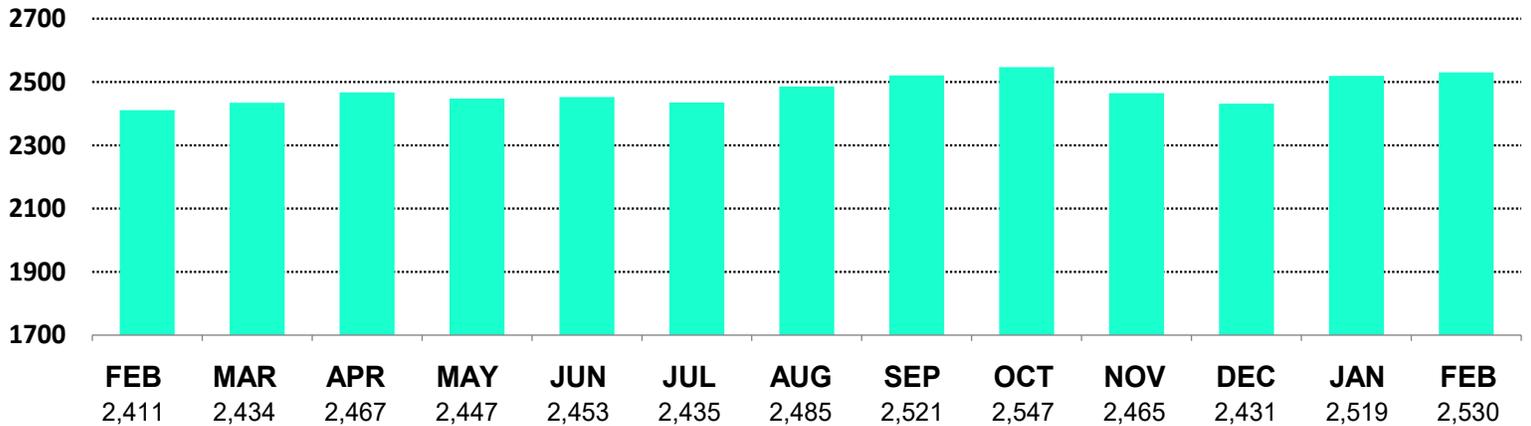
TYPE	FEBRUARY 2025	FEBRUARY 2026	CHANGE
Studios	\$2,173	\$2,089	↓ 3.87%
One bedrooms	\$2,411	\$2,530	↑ 4.95%
Two bedrooms	\$2,843	\$3,071	↑ 8.01%

# PRICE TRENDS: BRONX

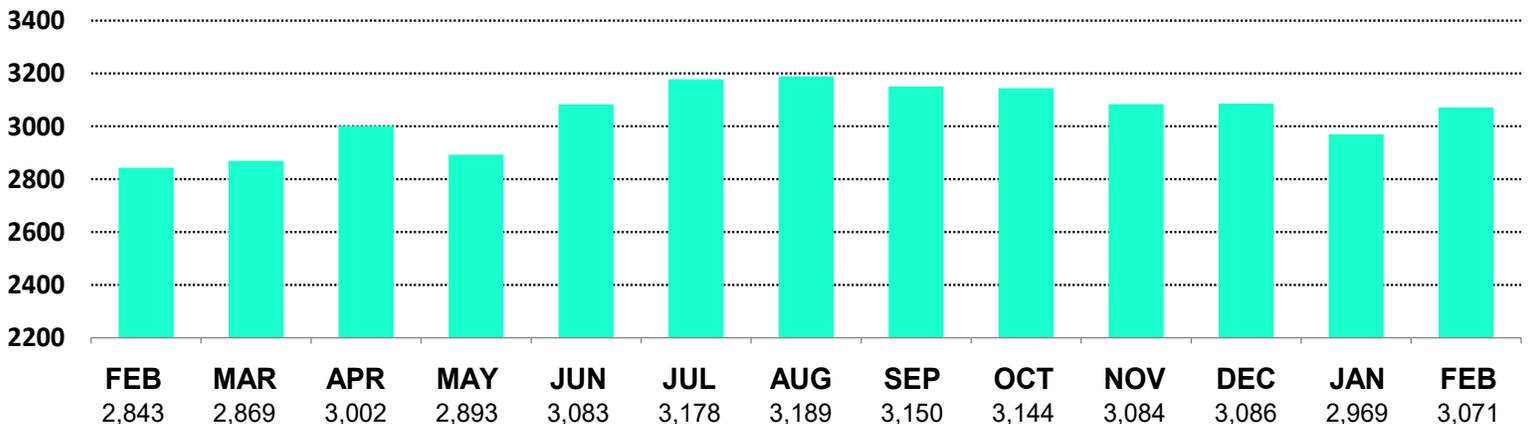
## BRONX STUDIO PRICE TRENDS OVER 13 MONTHS



## BRONX ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



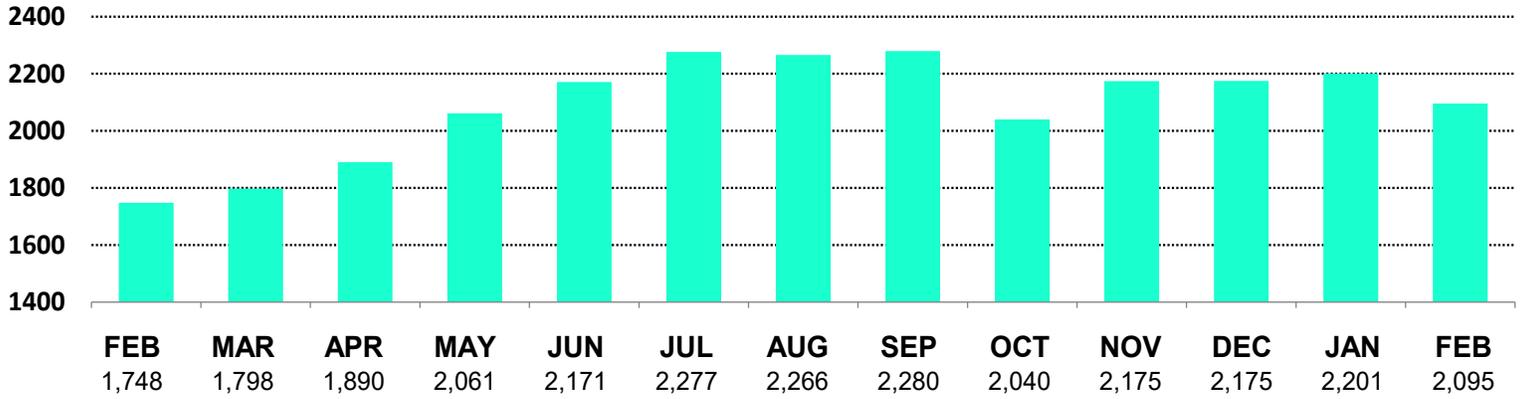
## BRONX TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



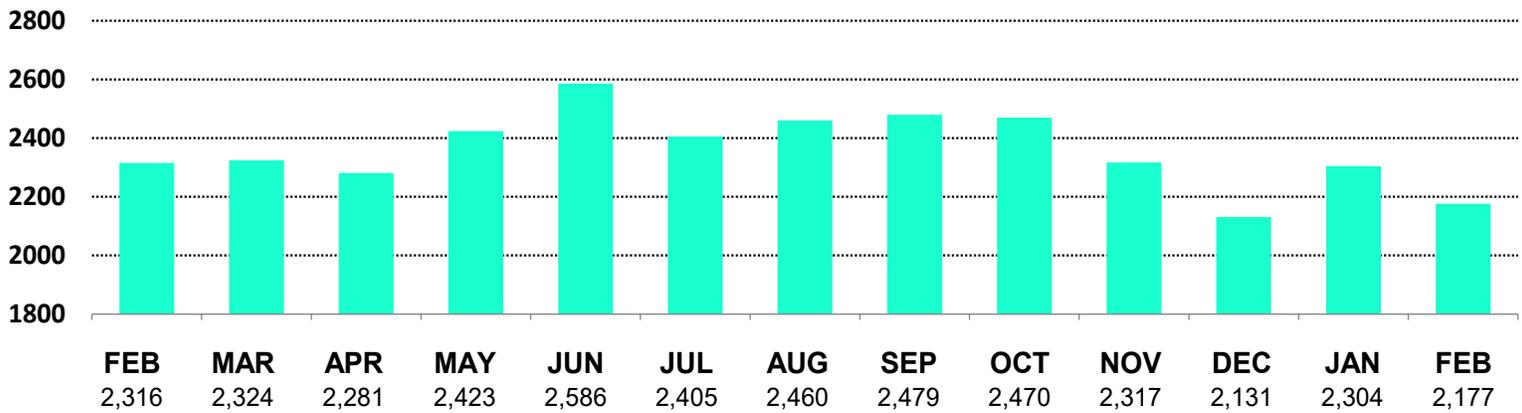
# PRICE TRENDS: CONCOURSE/HIGHBRIDGE

OVER THE PAST MONTH, THE AVERAGE RENTAL PRICE IN CONCOURSE & HIGHBRIDGE SLIGHTLY DECREASED BY JUST 0.91%.

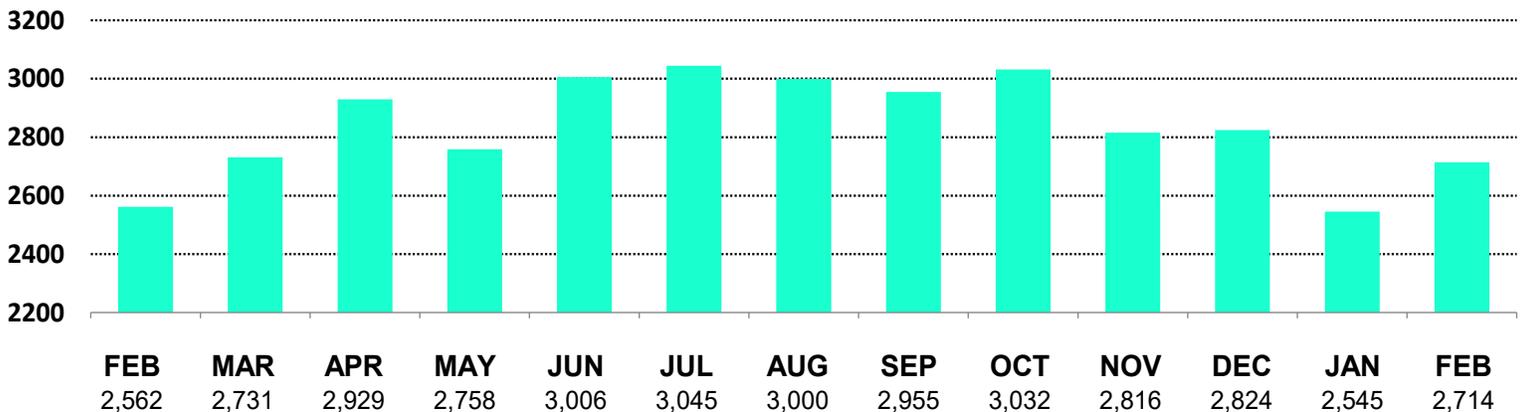
## CONCOURSE / HIGHBRIDGE STUDIO PRICE TRENDS OVER 13 MONTHS



## CONCOURSE / HIGHBRIDGE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



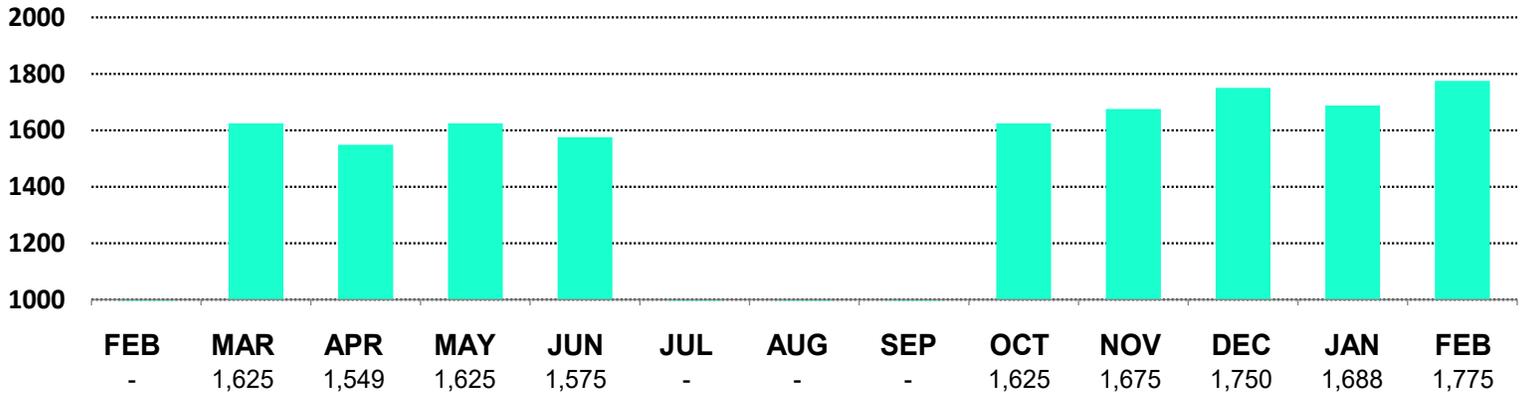
## CONCOURSE / HIGHBRIDGE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



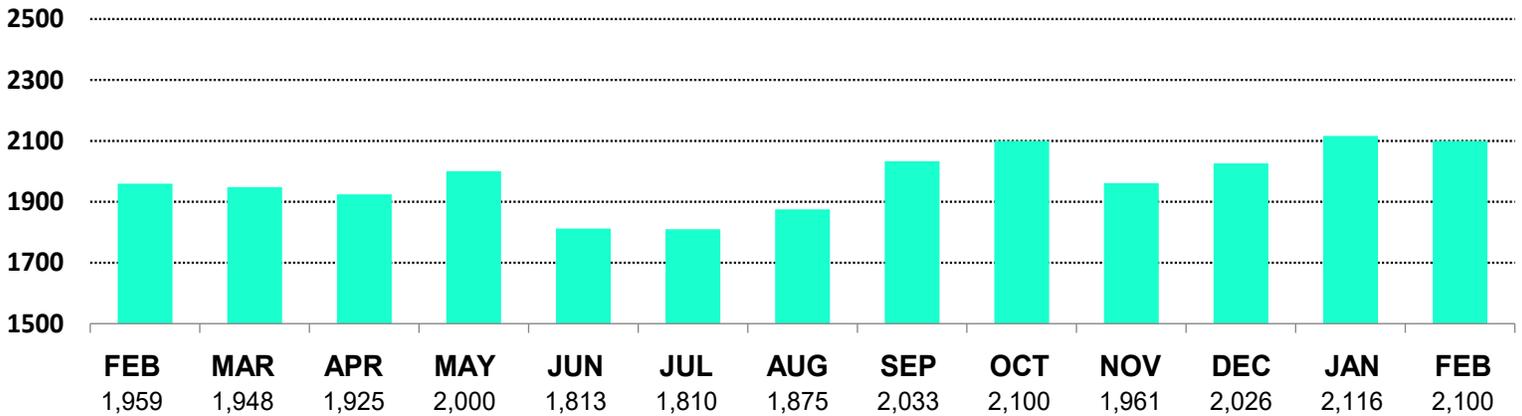
# PRICE TRENDS: MORRIS-UNIVERSITY HEIGHTS

MONTH-OVER-MONTH, THE AVERAGE RENTAL PRICE IN MORRIS HEIGHTS & UNIVERSITY HEIGHTS INCREASED BY 2.69%.

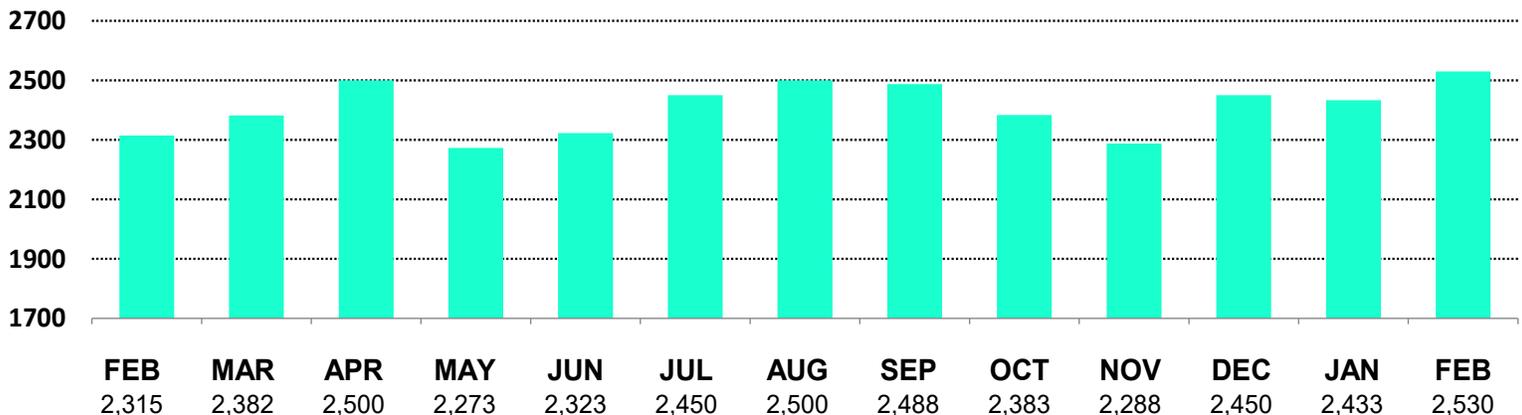
## MORRIS HEIGHTS / UNIVERSITY HEIGHTS STUDIO PRICE TRENDS OVER 13 MONTHS



## MORRIS HEIGHTS / UNIVERSITY HEIGHTS ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



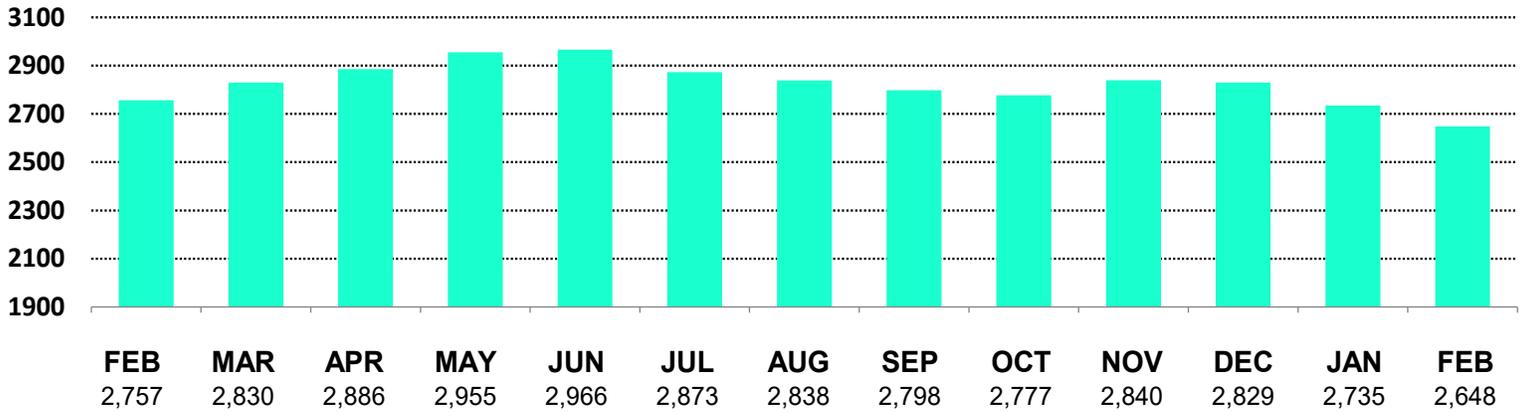
## MORRIS HEIGHTS / UNIVERSITY HEIGHTS TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



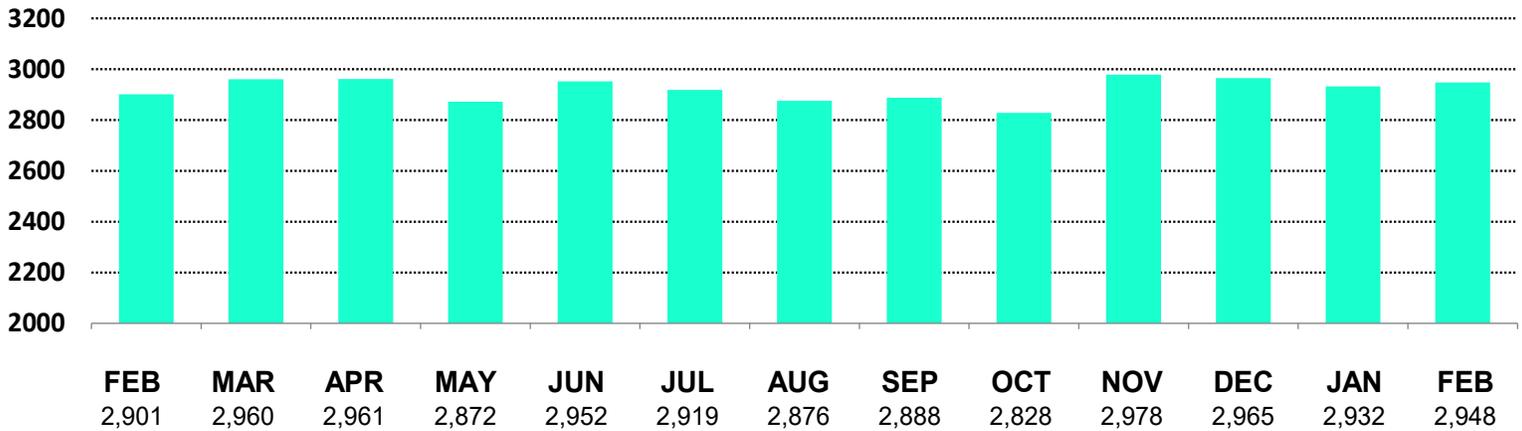
# PRICE TRENDS: MOTT HAVEN

THROUGH FEBRUARY, THE AVERAGE RENTAL PRICE IN MOTT HAVEN DECREASED BY 1.06%.

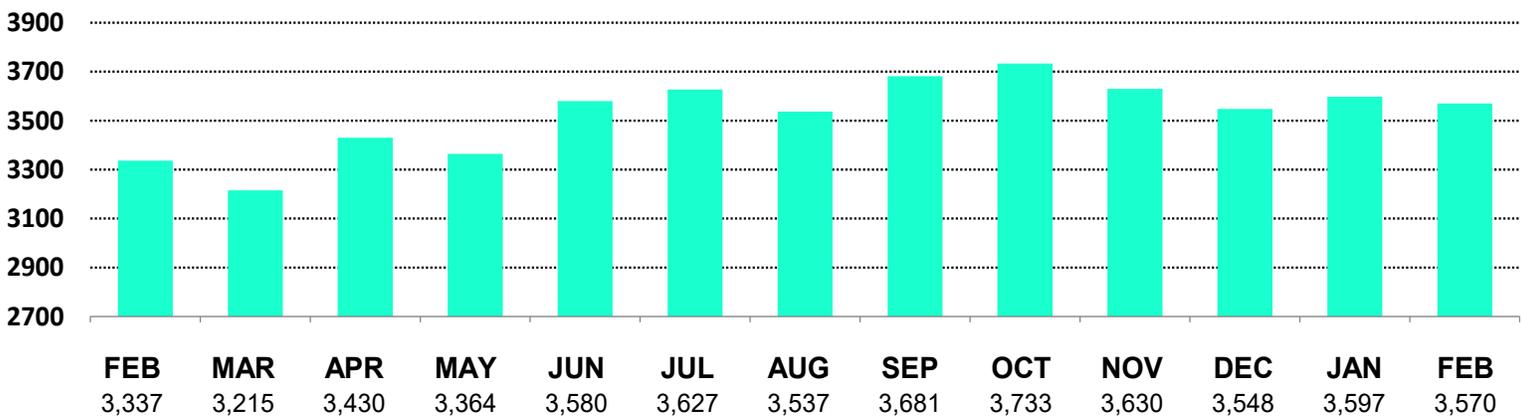
## MOTT HAVEN STUDIO PRICE TRENDS OVER 13 MONTHS



## MOTT HAVEN ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



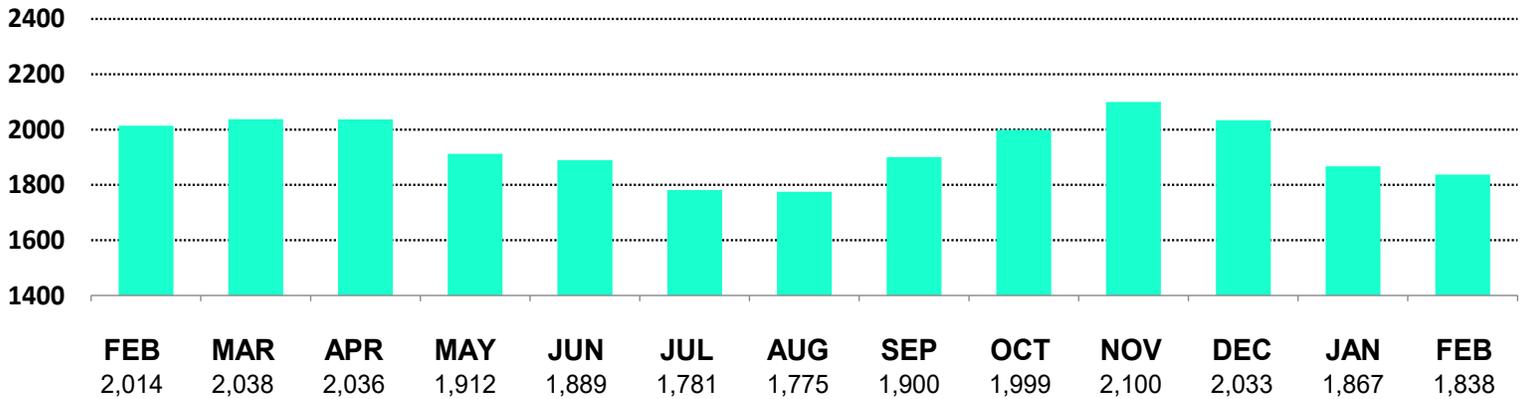
## MOTT HAVEN TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



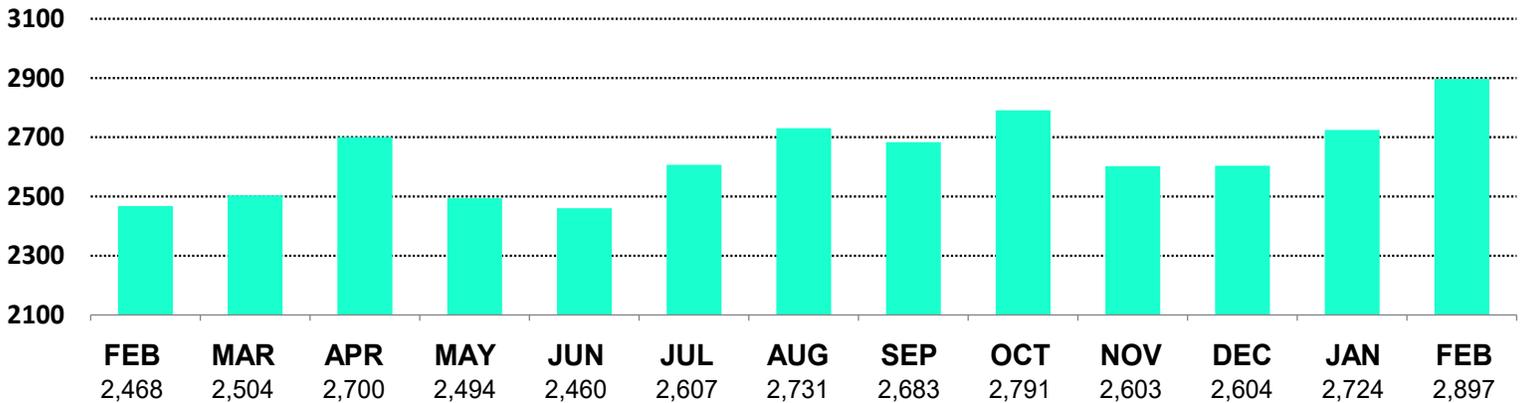
# PRICE TRENDS: RIVERDALE

THE AVERAGE RENTAL PRICE IN RIVERDALE INCREASED BY 3.94%.

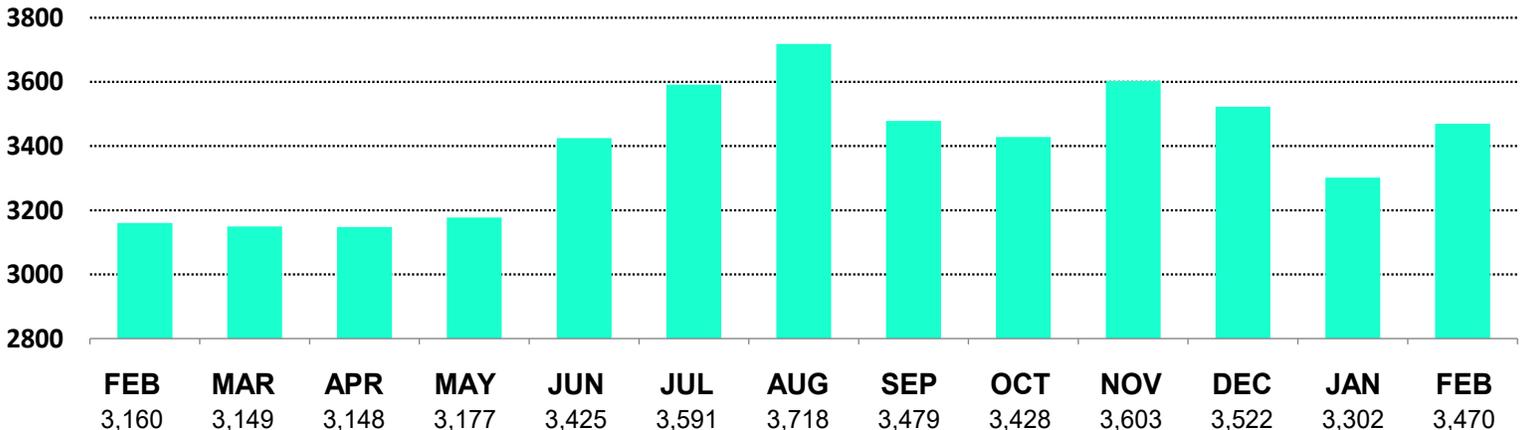
## RIVERDALE STUDIO PRICE TRENDS OVER 13 MONTHS



## RIVERDALE ONE-BEDROOM PRICE TRENDS OVER 13 MONTHS



## RIVERDALE TWO-BEDROOM PRICE TRENDS OVER 13 MONTHS



# THE REPORT EXPLAINED

**THE BRONX RENTAL MARKET REPORT COMPARES FLUCTUATION IN THE CITY'S RENTAL DATA ON A MONTHLY BASIS. IT IS AN ESSENTIAL TOOL FOR POTENTIAL RENTERS SEEKING TRANSPARENCY IN THE NYC APARTMENT MARKET AND A BENCHMARK FOR LANDLORDS TO EFFICIENTLY AND FAIRLY ADJUST INDIVIDUAL PROPERTY RENTS IN BRONX.**

The Bronx Rental Market Report TM is based on a cross-section of data from available listings and priced under \$10,000, with ultraluxury property omitted to obtain a true monthly rental average. Our data is aggregated from the MNS proprietary database and sampled from a specific mid-month point to record current rental rates offered by landlords during that particular month. It is then combined with information from the REBNY Real Estate Listings Source (RLS), OnLine Residential (OLR.com) and R.O.L.E.X. (Real Plus).

Author: MNS has been helping Bronx landlords and renters navigate the rental market since 1999. From large companies to individuals, MNS tailors services to meet your needs. Contact us today to see how we can help.

Contact Us Now: 718-222-0211

Note: All market data is collected and compiled by MNS's marketing department. The information presented here is intended for instructive purposes only and has been gathered from sources deemed reliable, though it February be subject to errors, omissions, changes or withdrawal without notice.

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THANK YOU

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